

Cemetery Road, Ipswich, £90,000

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GRACE ESTATE AGENTS are delighted to present this first floor one bedroom flat situated in the highly sought-after area of East Ipswich, this well-presented one bedroom first floor flat offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property benefits from a bright and spacious living area, a well-proportioned bedroom, fitted kitchen, and bathroom, all thoughtfully arranged to create comfortable and practical living accommodation.

Externally, residents can enjoy access to a well-maintained communal garden, perfect for relaxing outdoors. The property also benefits from permit parking.

The current lease has 64 years remaining; however, the vendor has advised that the lease will be extended to 150 years prior to a sale being agreed, providing added reassurance and long-term security for prospective purchasers.

Ideally located within easy reach of local amenities, Ipswich town centre, and excellent transport links, this property combines convenience with a desirable residential setting.

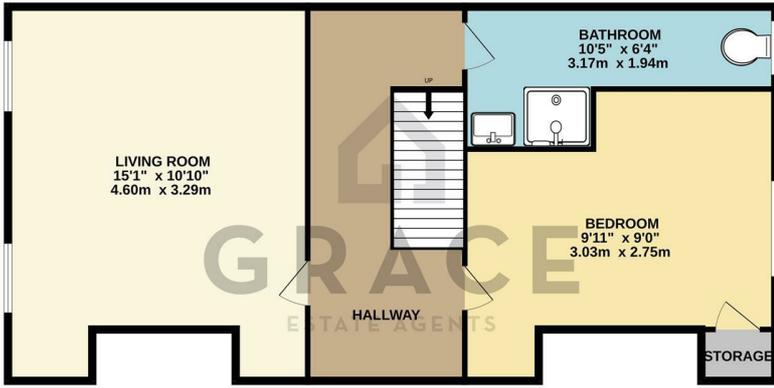
Guide price £90,000

Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

- First Floor One Bedroom Flat
- Desirable Location
- Low Annual Charges
- Open Plan Living

GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



TOTAL FLOOR AREA: 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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